

SIERRA COUNTY

Department of Planning and Building
P.O. Box 530
Downieville, California 95936
(530) 289-3251 (800) 655-3251
FAX (530) 289-282



Tim Beals
Director

**SIERRA COUNTY PLANNING COMMISSION
MEETING AGENDA
THURSDAY, SEPTEMBER 22, 2016 10:00 AM
SIERRA COUNTY COURTHOUSE
BOARD OF SUPERVISORS CHAMBERS
100 COURTHOUSE SQ.
DOWNIEVILLE, CALIFORNIA**

The Sierra County Planning Commission welcomes you to its meetings which are regularly scheduled for the second Thursday following the first Tuesday of each month. Special meetings may be called from time to time and the meeting location, time, and date will be announced at the appropriate time as required by law. The meeting agenda contains a brief, general description of each item to be considered. If you wish to speak on any matter that does not appear on the meeting agenda, you may do so during the agenda item entitled "Public Comment to the Commission".

When addressing the Planning Commission, please walk to the podium and, after having received recognition from the Chairman, give your name and offer your comments and your questions. Please address the Planning Commission as a whole through the Chairman. Comments made to individual Planning Commissioners or staff members are not permitted.

Supporting documentation for meeting agenda matters is available for public review in the Office of the County Planning Department located in the annex building directly across from the Sierra County Courthouse, Downieville, California, 95936, during regular business hours.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Secretary to the Planning Commission 72 hours prior to the meeting at (530) 289-3251 or toll free at 1-800-655-3251.

- 1. 10 a.m.-CALL TO ORDER –ROLL CALL-INTRODUCTIONS**
- 2. APPROVAL OF AGENDA**
September 22, 2016
- 3. APPROVAL OF MEETING MINUTES**
July 21, 2016
August 25, 2016

4. CORRESPONDENCE

All items of correspondence which are listed below may be acted upon by the Planning Commission. If items of communication or correspondence are not listed, the item may be referred to staff members or to a committee or placed upon any future meeting agenda for action as may be necessary

4.1 Letters of Complaint regarding Sierra Valley Lodge

5. PUBLIC COMMENT TO THE COMMISSION

The Planning Commission provides a period of time for the public to address the Commission on any matter not included upon the meeting agenda. Persons speaking are limited to three (3) minutes, except as otherwise provided by law, no action or discussion shall be taken or conducted on any item not appearing on the meeting agenda. Testimony related to an item on the meeting agenda should be provided when the specific agenda item is being considered by the Planning Commission.

6. PRESENTATION AND WORKSHOP SESSIONS

The Planning Commission allows time for guest presentations on matters of general or specific interest to the Commission or for conducting educational or technical workshops.

6.1 Workshop and discussion of short term rentals within the Communities.

7. PUBLIC HEARINGS

The Planning Commission conducts all public hearings in accordance with its governing by-laws as approved by the Commission and in accordance with Sierra County Resolution 76-80 entitled "Rules of Conduct".

7.1 Epps, Billy and Kathleen, Applicants and Owners: Consideration of a Zone Variance to reduce the front yard setback in the Rural Residential (RR-10) zoning district to allow installation of a manufactured home. The project site is located at 215 Gold Bluff Rd, Downieville (APN 002-130-028-0).

Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Section 15305.

7.2 Flavin, Gerald and Jo Ann, Applicants; and Robbie and Dianna Thingelstad, Owners: Consideration of a Zone Variance to allow construction of a second dwelling unit in excess of 150 feet from the primary residence on the same parcel in the Rural Residential (RR-1.5) zoning district. The project site is located at 155 Trelease Ln, Verdi, CA (APN 023-080-027-0).

Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections 15303, 15305, 15061(b)(4).

8. BUSINESS REQUIRING ACTION

9. PLANNING STAFF REPORTS

9.1 Firm Foundation Academy Annual Compliance Review

10. COMMISSION MEMBER REPORTS

11. ADJOURNMENT